

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2108



North East Commercial
Property & Business Agents

RETAIL UNIT / FORMER LLOYDS BANK

1 Station Road, Newburn,
Newcastle upon Tyne NE15 8LS



- Prominent corner location on a busy junction.
- Premises suitable for a variety of uses.
- GIA extends to circa 1,250 sq.ft. (116 sq.m.).
- Open plan space plus modular rooms off.
- Located within main shopping district.
- New lease available.
- **ASKING RENT £13,000 per annum.**

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Sales Particulars

Location

The property has return frontage at the busy junction of Newburn Road with Station Road. Newburn is located approximately 6 miles to the west of Newcastle and is easily accessed from the A1 Western Bypass, via the A6085.

Business Opportunity

Previously a busy Lloyds Bank, this unit could be suitable for number of alternative uses, subject to any required consents.

Access is via an electrically assisted door into an open retail space with three separate rooms off, one of which is the former safe. To the rear of the unit there are staff and welfare areas plus separate ladies and gents toilets.

For any new business there are good levels of captive trade, with residential housing nearby, and passing trade can be generated by the main road location. There is ample free on-street parking on the surrounding streets.

Premises

Ground Floor:

<u>Front Shop</u>	715 sq.ft. (66 sq.m.).
<u>Office 1</u>	70 sq.ft. (7 sq.m.)
<u>Office 2</u>	60 sq.ft. (6 sq.m.)
<u>Former Safe</u>	125 sq.ft. (12 sq.m.)
<u>Kitchen /Staff</u>	170 sq.ft. (16 sq.m.)
<u>Ladies Toilets</u>	
<u>Gents Toilets</u>	

Services

Mains electricity, water and sewerage services are connected to the property. There is a gas central heating system installed.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Rates

The premises are assessed as follows:
Rateable Value £4,150
Rates free incentives subject to status.

Tenure

The premises will be offered by way of a new FRI lease at an initial asking rent of £13,000 per annum. Terms to be agreed.

Legal Fees

The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

EPC

Rating - D.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income